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WARRANTY DEED

003599

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TRANSFER

TAX

PAID

KNOW ALL MEN BY THESE PRESENTS, that FLEET BANK OF MAINE, a trust company duly organized and existing under the laws of the State of Maine and having its principal place of business in Portland, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by BJORN REALTY CORP., a Maine corporation with a principal place of business in Farmington, Maine and whose mailing address is 13 Broadway, Farmington, Maine 04938, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Bjorn Realty Corp., its successors and assigns forever, a certain lot or parcel of land, together with the building and other improvements located thereon, in Waterville, County of Kennebec, and State of Maine, as more particularly described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Bjorn Realty Corp., its successors and assigns, to it and their use and behoof forever.

AND Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that Grantor and its successors assigns shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said FLEET BANK OF MAINE has caused this instrument to be signed and sealed by Gordon A. Flint, its duly authorized Regional Vice-President, this 17th day of February, 1989.

Signed, Sealed and Delivered
in the presence of

Gordon B. Ellis

FLEET BANK OF MAINE

By: Gordon A. Flint
Its: Regional Vice-President
Printed Name: Gordon A. Flint

STATE OF MAINE
COUNTY OF FRANKLIN ss.

February 17th, 1989

Then personally appeared the above named Gordon A. Flint, Regional Vice-President of the said Fleet Bank of Maine, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Fleet Bank of Maine.

Before me,

Janice L. Bullen
Notary Public/~~Attorney at Law~~

Janice L. Bullen, Notary Public
Commission Expires 9-16-90

Printed Name: _____

My Commission Expires: _____

Exhibit A

A certain lot or parcel of land located on the Westerly side of Main Street in Waterville, Kennebec County and said State of Maine, and further bounded and described as follows, to wit;

Beginning at a brass plug in a stone monument on the Westerly side of Main Street, said monument marking a Northeasterly corner of the herein described parcel of land and being on the Southerly line of land now or formerly owned by Waterville Savings Bank as recorded in the Kennebec County Registry of Deeds in Book 745, Page 239 and in Book 2078, Page 4. Thence South four degrees five minutes East (S 04° 05' E) along the Westerly line of Main Street for one hundred one and eight-tenths feet (101.8'), more or less, to a drill hole in the concrete sidewalk marking the intersection of the Westerly line of Main Street with the Northerly line of Appleton Street, also known as Thayer Court. Thence South eighty-six degrees thirty-nine minutes West (S 86° 39' W) along the Northerly line of Appleton Street for one hundred twenty-three and five-tenths feet (123.5'), more or less, to an iron pin. Thence South sixty-four degrees twenty-six minutes West (S 64° 26' W) along the Northerly line of Appleton Street for one hundred thirty-six and eight-tenths feet (136.8'), more or less, to a drill hole in a concrete retaining wall marking a Southeasterly corner of land of the City of Waterville, currently used as a

public library, as recorded in said Registry of Deeds in Book 453, Page 233 and in Book 463, Page 545. Thence North nine degrees thirty minutes East (N 09° 30' E) along the land of the City of Waterville for forty-five and three-tenths feet (45.3'), more or less, to a steel pin. Thence North forty-eight degrees three minutes West (N 48° 03' W) along the land of the City of Waterville for thirty five and seven-tenths feet (35.7'), more or less, to an iron pin marking a Southeasterly corner of land now or formerly owned by the City of Waterville as recorded in said Registry of Deeds in Book 1517, Page 853. Thence North forty degrees twenty-nine minutes East (N 40° 29' E) along the land of the City of Waterville for sixty-four and nine-tenths feet (64.9'), more or less, to a 3/4" steel pin. Thence North forty-nine degrees seven minutes West (N 49° 07' W) along the land of the City of Waterville, along a right of way as described in said Registry of Deeds in Book 759, Page 123, for eighty and four-tenths feet (80.4'), more or less, to an iron pipe located on the Southeasterly side of Elm Street. Thence North forty-one degrees zero minutes East (N 41° 00' E) along the Southeasterly line of Elm Street for seventeen and five-tenths feet (17.5'), more or less, to a bolt in the curb marking a corner of land now or formerly owned by Neil Kurzmann Associates as recorded in said Registry of Deeds in Book 2962, Page 261. Thence South forty-nine degrees sixteen minutes East (S 49° 16' E) along the land of said Kurzmann Associates, along another right of way as described in said Registry of Deeds in Book 1001, Page 107, for sixty and

seven-tenths feet (60.7'), more or less, to a bolt. Thence South eighty-eight degrees seven minutes East (S 88° 07' E) along the land of said Kurzmann Associates, along said right of way, for thirty-one and zero-tenths feet (31.0'), more or less, to a 3/4" steel pin. Thence South eighty-two degrees fourteen minutes East (S 82° 14' E) along the land of said Kurzmann Associates, along said right of way, for thirty-two and five-tenths feet (32.5'), more or less, to a 3/4" steel pin and terminus of said right of way. Thence North eleven degrees thirteen minutes East (N 11° 13' E) along the land of said Kurzmann Associates for nineteen and seven-tenths feet (19.7'), more or less, to an iron pin. Thence North eighty-six degrees nineteen minutes East (N 86° 19' E) along the land of said Kurzmann Associates and land of said Waterville Savings Bank for one hundred fifty-three and zero-tenths feet (153.0'), more or less, to the point of beginning.

Excepting and reserving the aforementioned right of ways as recorded in said Registry of Deeds in Book 759, Page 123 and in Book 1001, Page 107.

Excepting and reserving a possible right of way the Waterville Urban Renewal Authority, its successors and assigns, may have in a small triangular shaped parcel of land located on the Northerly side of Appleton Street and depicted on a plan entitled "LOCKWOOD & GORDON TO URBAN RENEWAL AUTHORITY - WATERVILLE, MAINE - BY R.J. CAREY & ASSOC'S", dated January 28, 1966 and amended February 9, 1966 and recorded in said Registry of Deeds in Plan Book 32, Page 10, by Deed of Elm City Convalescent Home, Inc., dated January 12, 1966 and recorded in said Registry of Deeds in Book 1410, Page 372.

The herein described parcel of land contains twenty-seven thousand three hundred fifteen square feet (27,315 Sq. Ft.), more or less, and is the same premises conveyed to the First

National Granite Bank of Augusta by Deed of Louis M. Gordon and Selma L. Gordon, Trustees of the Louis M. Gordon Trust, and Arthur H. Lockwood, dated November 17, 1969, and recorded in said Registry of Deeds in Book 1509, Page 277. Magnetic bearings and distances are from a February, 1989 Standard Boundary Survey by Rowe and Wendell, to which further reference is made.

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RECEIVED KENNEBEC SS.

1989 FEB 21 AM 9:00

ATTEST: *Harold Buckman*
REGISTER OF DEEDS